REAL ESTATE NEWS

NOTES AND GOSSIP

To Kalikow Brothers; at 570-576 West Broadway to Monarch Wash Suit Company; at 939 Eighth avenue to the General Search of Company; at 15-17 West Houston at 15-17 West Houston at 1383 Broadway, Brooklyn, to Kenter Goldenberg.

The U. T. Hungerford Company Adds Building at 79 White Street to Its Holdings.

The U. T. Hungerford Brass and Copper Company, whose seventeen story building occupies the block front on the west side of Lafayette street, between Franklin and White streets, has enlarged its holdings at that point by the purchase from Eugene L. Bennett of the five story store and loff building at 79 White street, 25-180. In addition to the tail structure the purchasers own the five story lofts at \$1 to 85, adjoining, and with the latest acquisition the Whitloek street frontage has been increased to 155.2 feet.

Suburban Transactions.

Other Business Property Sales.

J. Arthur Fischer has resold for Georges Anderson the five story building at 61 West Thirty-seventh street and the four story store building at 62 Sixth avenue, forming an "L" around the northeast corner of Sixth avenue, forming an "L" around the northeast corner of Sixth avenue, and Thirty-seventh street, to S. May, electrician. Mr. May will make extensive alterations to the property. John R. and Oscar L. Foley sold for the Central Union Trust Company 228 Cherry street, southwest corner of Pelham street, a six story and basement loft and store, 30x100.

Other Sales in Medical Substitution of the Central Union Trust Company 228 Cherry street, southwest corner of Pelham street, a six story and basement loft and store, 30x100.

Other Sales in Medical Substitution of the Central Union Trust Company 228 Cherry street, southwest corner of Pelham street, a six story and basement loft and store, 30x100.

Real Est. Auctioners, 102 Medical Substitution of the Central Union Trust Company 228 Cherry street, southwest corner of Pelham street, a six story and basement loft and store, 30x100.

Real Est. Auctioners, 102 Medical Substitution of the Central Union Trust Company 228 Cherry street, southwest corner of Pelham street, a six story and basement loft and store, 30x100.

Real Est. Auction's Arthur C. Sherillon Corners, Staten Island, to Herman E. Winne for Phœbe P. Ineson her property and, to Herman E. Warren Murdock sold to Herman E. And to Herman E. Warren Murdock sold to Herman E. And to Herman

Other Sales in Manhattas. James Keelon sold to the Murray Holding Company 60 East 131st street, a three story dwelling, 17.6x100. John J. Egan sold for John D. New-ton the dwelling and plot, 17.6x100, at 528 West 143d street to Alphonsus B. Casav.

Casey.

E. Sharum sold to Mary H. Germain
206 West 115th street, a three story
dwelling, between Eighth and Manhattan avenues.
Estelle F. Taylor sold to Carrie T.

Miller the two five story apartment houses, 606 to 613 West 140th street, 190x86, irregular, 160 feet west of Broad-

way.
Cruikshank Company and Mrs. L. G.
Johnson sold for Samuel V. Hoffman to
Richard H. Gordon the four story
apartment house at 142 East Twentysecond street, 20x38.9. The Cruikshank
Company will act as agent for the new

owner.

Frederick Fox & Co. sold for Frederick D. Backus the irregular vacant plot at 23 Jane street to Charles Fitzpatrick & Co., builders, who will improve with a building for their own

Tenants Buy Porter Arms.

Tenants Buy Porter Arms.

It became known yesterday that the purchasers of the Porter Arms, a ten story high class apartment house at 620 West 116th street, are tenants of the building. On January 13 word came from Albany that a corporation known as the Porter Arms, Inc., had been formed to take the property over, but it was not until yesterday that the personnel of the buying company was revealed through the closing of the cooperative deal by Earle & Calhoun, who sold the property for Louis Ottman. This is the sixth high class apartment house sold during the last year by Earle & Calhoun.

George and Hona Weber purchased from the Dann Realty Corporation the water front plot in Sheepshead Eay.

336 feet west of Leonard avenue, consisting of nine one family stucco houses, for \$100,000.

Deals Revealed in Transfers.

Samuel Ottinger soid to Julia O'Hara the two four story buildings at 438 and 440 Wost Twenty-fifth street, 40x38.9.

With details sent on request.

N. Y. Institute of Accountancy 215 W. 23d St., N. Y.

Chelsea 1984 440 West Twenty-fifth street, 40x6s.9.

The five story building at 320 and 322
Pearl street, 25x129.7, near Dover street, has been sold by the Farmers' Loan and Trust Company to Emil Friedman.

Robert J. Marshall sold to Angelo Frasinetti the three story building at 154 Spring street, 25x56.0, building at 154 Spring street, 25x56.0, building at 55 C H O O L for B O Y S

Plans have been filed for making extensive alterations to the thirteen story office building of the New York Central Railroad Company, on the west side of Lexington avenue, between Forty-sixth and Forty-seventh streets. The storage space on the ground floor will be changed into shops, the steps removed from the ground floor to the first floor and a ramp installed instead. Six new passenger elevators will be installed. The cost is \$400,000. Warren & Wetmore are the architects. The New York Central Railroad Company is the owner.

\*\*The Primary to College\*

\*\*From Primary to College\*

\*\*Primary to College\*

\*\*A school where the highest educational ideals have been successfully maintained for all classes, individual instruction, experienced teachers. Gymnasium, swimming elevators pol and roof playground on the premises, Supervised sports and athletics. Special preparation for all colleges; afternoon outing classes.

\*\*HOUSE Primary to College\*

\*\*Sale, usery level of playground on the premises, Supervised sports and athletics. Special preparation for all colleges; afternoon outing classes.

\*\*HOUSE Primary to College\*

\*\*Sale, usery level of playground on the premises, Supervised sports and athletics. Special preparation for all colleges; afternoon outing classes.

\*\*HOUSE Primary to College\*

\*\*Sale, usery level of playground on the premises, Supervised sports and athletics. Special preparation for all colleges; afternoon outing classes.

\*\*HOUSE Primary to College\*

\*\*Sale, usery level of playground on the premises, Sale, usery level of playground on the premises, Sale, users, Small classes, individual instruction, experienced teachers. Gymnasium, swimming level and the play and th

MISCELLANEOUS LEASES.

MISCELLANEOUS LEASES.

M. & L. Hess., Inc., leased for the Hull Realty Company offices on the fourth floor in 30 East Twentieth street to Gibbons & Johnson; space on the twelfth floor in 17-21 East Twenty-second struct to James A. Alexander & Co., Inc., and the Famous Manufacturing Company; also the second floor in 75 Grand street to Bernard Zoity.

Douglas L. Elliman & Co. leased a furnished apartment in 787 Fifth avenue, corner Sixtieth street, for the estate of Mrs. James Stokes to Henry R. Metane; an apartment in 635 Park avenue for the Baron de Vaux to Clarence C. Stetson; a furnished apartment in 106 East Eighty-fifth street to Mrs. Francis Riggs; an apartment in 70 East Fifty-

Riggs; an apartment in 70 East Fifty-sixth street to Ralph V. Tenent; a fur-nished apartment in 70 East Seventy-ninth street to Mrs. Robert L. Camp-bell, and a furnished apartment in 161 East Forty-ninth street to Miss Mary L. Locke.

Bustine & Co., Inc., rented the follow-Hastine & Co., Inc., rented the follow-ing spage: Sixth floor in 19 West Twenty-fourth screet to Baum & Katz; eighth floor in 34 East Twelfth street to Rudin-ger & Oppenheim; room 1903, 112 East Nineteenth street, to F. S. Martin Company, Inc., and the second floor in 50 East Thirty-fourth street to Katherine

East Tairty-fourth street to Katherine MeNaught.
Cross & Brown Company leased space at 117 West Sixty-third street to Manuel Bergman; also in the new Gotham National Bank Building, at Columbus Circle, to C. S. Cowenhoven; at 1600 Broadway to Kramer Organ Company; at 335 Broadway to Leon Goodman; at 391 Broadway to Henry Rosner and to Isaiah Assin; at 21 Washington place



sale or rent at nominal

prices, are offered every day in The New York Herald Factory Column

Plans have been filed for a two story garage, 175x100.5, at 625 to 637 Mest Forty-ninth street. The estate of Bradish Johnson. 39 Cortland street, owner, and Maynecke & Franke, architects. The cost is estimated at \$100,000.

Cross & Brown Company have been appointed agents for the new twelve story Miller Building at 562 Fifth avenue, northwest corner of Fifth avenue and Forty-sixth street.

TO-DAY'S AUCTION SCHEDULE.

Joseph P. Day will sell at public auction to-day, in the Vesey Street, Exchange Salesroom, 50 East Sixty-first street, a four story dwelling, 19x50x, 100.5; also the northeast corner of Third avenue and Seventy-third street, a five story building, 25.10x58x80.

Samuel Kronsiy, Inc., Real Estate Mortgages 55 LIBERTY ST. MARBRIDGE BLDG. Fitz Roy 772.

KLEIN & JACKSON, REAL ESTATE OPERATORS. Vanderbilt 4529.

IN THE AUCTION ROOMS. [14 Vesey Street.]

By Joseph P. Day.

2D AV, 1814, s e cor 94th st, 25.8x100, 5 story tenement and stores—Mary I. Nellson agt Ella Realty Co et al. Scott, Gerard & Bowers; due, \$14,423.26; taxes, &c, \$2,749.00; adjourned to January 24.

20TH ST., 114-116 E, s s, 183.4 w Lexington av, 41,8x8.9, vacant; Central Union Trust Co agt Charlotte E Trepe et al—Lurkin, Rathbone & Perry, attys; due, \$42,139.86; taxes, &c, \$787.40; to the plainti%, \$42,000 By I. Lincoln Soide.

BENNETT AV, w a. 820.3 n 187th st. 57.2x 55.68.4, vacant—City of New York ast Mary Conkin et al: John P O'Brien, atty. duc. \$10.602.64; taxes, &c. \$1,079.91; to the plaintiff.

INSTRUCTION, COLLEGES, &C.

ministration - Pace HENRY HOF 567 Bd Av. Tel. Mucra

courses — additional even- I. B. WAKEMAN, REAL ESTATE ing classes are now open for Louis Carreau Management & Brokerage 756 6th Ac. N. Y. enrollment. Write or telephone Brastus T. Roberts, as executor, sold for \$75,000 to Caroline Selick the five story store and loft building at 34 Thomas street. \$3.4x100, near West for ex-service men. Application forms with details sent on request.

To Alter N. Y. Central R. R. Bidg. 311 WEST EIGHTY-THIRD STREET

College Thorough Instruc-Preparatory O en the year around - Start any time.

School Start any tir 234St.YMCA,215W.234St.NY. ELECTRICITY

AS APPLIED TO THE AUTOMOBILE

vening Courses. Elementary and Applied older and pass to one session free on request rest Side Y. M. C. A., 301 W. 57th St., N. Y.

PUBLIC SPEAKING. Come see speakers made. New class Tues. anuary 18, 8:15 P. M. WALTER ROBIN-ON, Carnegie Hall, 56th St. and 7th Ave.

U. S. Secretarial School 542-544 FIFTH AVE. (45TH ST.)
The oldest and pre-eminently the most cessful. Frepares for and obtains extensively best for a Catal

BOOKKEEPING CLASS. BROAKER & SCHMIDT, 63 FIFTH AVE.

ALWAYS ready to receive children; pieasant homes, schools waiting, COOPERATIVE SCHOOLS AGENCY H, 38 Park Row, city COURSES IN ADVANCED ACCOUNTING International Accountants Society, 806 TRIBUNE BLDG., N. Y. CITY.

PARKVIEW, 146 W. 75th, Columbus 7970.— Secretarial, individual instruction, English nucle, nainthes. ACCOUNTANCY CLASSES FORMING PACE & PACE, 30 Church street, New York FREE CATALOGS OF ALL SCHOOLS. Apply 1101 Times Bldg. or phone Bryant 8980. NEW YORK COLLEGE MUSIC, 163 W. 72d.

DANCING ACADEMIES.

helene L. Sweney School of Dancing

NEW YORK.

Theory

Experiments of the property of the property

9 E. 59th St., at Fifth Ave.

Moffatt & Schwab sold-for Louis M. Robertson and wife the dwelling in Ricc

F. & G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St. Management of Business Properties a Specialty.

FRED'K & CO.

BUSINESS HESS PROPERTY

David Stewart City and Westchester 1 East 42d St.

George B. Corsa, Real Estate. Sale or Lease. HARRY S. BEALE, CO., INC., REAL ESTATE, 805 Fifth Av., N. V. Vanderbilt 247.

HENRY I. COOPER, Real Estate 200 Broadway. Tel. Cort. 5283. JOHN M. THOMPSON, Real Estate 217 Broadway. Telephone Barclay 2730 Sale Apartments and Business Buildings. Geo. L. O'Hare, Tel. Vanderbitt 5002. See BYRNE & BOWMAN, 30 E. 42d St., for the sale, exchange SPEAR & CO., Commercial Property

Accountancy EUGENE A. WALSH FACTORY SITES Gaines, Van Nostrand & Morrison, Property Management. 25 East 26th St.

WM. A. WHITE & SONS, 46 Cedar st. Tel. 5700 John. WILLIAM D. KILPATRICK. 149 Broadway

Greenwich Village Bargains e \$13,000. Cash \$5000. Immedia

From Battery to 14th St., inclusive

EXCELLENT 3-story houses, Shert, Square section, \$18,000 each. Square section, \$18,000 each.
TORY house, vicinity 6th Ave. as
St., vacant. Price \$18,000.
OTHER BARGAINS. DUROSS CO., 155 WEST 14th ST. WEST SIDE SPECIALISTS.

Modern Loft Bulding

elevator, steam heat; 10,000 sq. feet available. RULAND AND WHITING-BENJAMIN CORP., 36 E, 58th st.

Above 14th St. to 59th St. (Inclusive), East River to North River.

FOR SALE.

-PENNSYLVANIA ZONE -

T.A. o.J. J. Fogarty 147-149 W. 33d St. Fitz Roy 2244 -2245

**APARTMENTS** FOR SALE

East 60's, near Park Ave. 7 Rooms \$21,600 up 11 Rooms \$36,000 up

**Excellent Investment** Possession Oct. 1, 1921. Douglas L. Elliman & Co.

15 East 49th Street Bet. 5th & Madison Ave. Pla a 9200

Above 50th St .- 5th Av. to North River. \$7,000 CASH WILL BUY SAMUEL H. MARTIN,

Borough of Brooklyn-Sale or Sent. JOHN REIS CO. -

REAL ESTATE AND INSURANCE
SPECIALISTS IN
Flatbush Properties
Tel. Flatbush 1400 Flatbush Section, New House,

210 ST. JAMES PL.—VACANT, FOR SALE FACTORIES & SITES 141 BROAD ST. Three-story and basement modern brid and stone, 11 rooms and bath. Tel. Prospec 9724 for appointment to inspect.

Berough of Queens-Sale or Rent. HOUSES & LOTS SEETH-MURRAY CO.,

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

Mortgage Money

Existing Mortgages taken by Assignment. Albert B. Ashforth, Inc. 14 Wall Street Telephone Rector 4000.

REAL ESTATE-OUT OF CITY.

HOME BARGAIN — HEMPSTEAD Attractive T room house, every improve-sent: just outside congested section of vil-age: large plot, fruit, shade, garden, lawn, ennery. Low price \$8,500. Full particulars DANIEL GERARD, 1.270 BROADWAY.

ALONG THE SOUTH SHORE. Desirable Properties for Sale or Rent. JEREMIAH HOURINS, Babylon, L. L.

HESSELS
Long Island Real Estate.

1 West 34th St. Phone Fitz Roy 2276. \* "North Shore of Long Island"
BRINTON C. BELL,
Phone G11 Bayside. Bayside, L. 1 Furnished Cottages and Country Homes at Bayshore and Brightwaters, ee CARLETON E. BREWSTER, Bay Shore.

THUS. C'CONNELL Manhasset-Plandome. J. HART WELCH. Tel. Carside 811.

LONG BEACH LEWIS H. MAY CO

Pt. Washington, L.I. Frank E. Smith & Son. Tel. Westchester-Sale or Rent.

EVERYBODY KNOWS THE WOODS OF LARCHMONT

as one of the CHOICEST, PARREST & HEALTHIEST HOME LOCATIONS NEAR THE SOUND We have several beautiful building plots that we will sell cheap for quick sale to close out the balance of our holdings Jos. Lambden & Son, Inc.

10 ACRE ESTATE

FOX REALTY CO., 51 E. 42D ST., N. Y

New Dutch Colonial Cottage y, paved roads, aldowalks, &c. Little required. Write or phone particulars, TASKER, Tribune Building. Phone pan 1500.

New Rochelle-Sacrifice home, 8 rooms, 2 baths, gas, elec-hot water heat, parquet floors, large for; corner plot; asking price \$18,000 REYNARD & KRAFT,



COUNTRY ESTATES AND HOMES.

Sale or Rent.

KENNETH IVES & CO.,

East 42d St. Murray Hill 6637.

WHITE PLAINS, N. Y.
Several Madern Houses, 8 to 10
Rooms, \$12,000 to \$15,000. Possession
MAY 18T. BUY NOW.
Arnold Munnich, 375 Fulton St., Brooklyn. WELL built home, restricted park, New Rochelle, 9 rooms, 2 baths, all improve ments: plot 75x100; asking \$15,900, term SULLIVAN, 20 North av., New Rochelle.

CHAUNCEY B. GRIFFEN & CO. Westenester's Leading Realty Experts. IS East 41st st. Murray Hill 3328. 18 East 41st st. COUNTRY HOME Prince & Ripley: (37 5th Av., N. Y

Westchester & Nearby Co Property, 527 Fifth Ave.

ALONG THE SOUND. 500 5th Av., N. Y. WE F DAY Westchester and Nearby Connecticut. J. F. McKEAN, 542 Fifth Ave. Connecticat-Sale or Rent.

SERANKIT STAMFORD CONN. Phone 1605 WEED & WEED.

A. M. BOLES Sound Beach, et. Tel. 546. ARTHUR W. BLLL STAMFORD, CONN. DANIEL F. HOGA I Stanford, Conn.

New Jersey-Sale or Rent.

HOUSES and lots on the Palisades. LEO J. MONTONDO, Palisade Junction, Palisade, N. J. Phone Cliffside 977. HOUSE, 6 rooms, bath, sun partor, lot 72:e100, \$11,500, Terms, STANLEY WHEELER, 6 Chaton st., Newark, N. J. Tel, Market 4730, SHCRTHILLS, N. J. Winter Homes and ADAM DAY. Tel. 382 Homes for Summer. Englewood and Vicinity-Real Estate. H. H. MOORE Spring Lake Beach, N. J MORRISTOWN, N.J. Estates, Farms, Cottages Mrs. Fanshaws, 5 Farragut pl. Tel. 1681. PALISADE, N. J.-Homes & Building Lots, SCRALL, at the Junction, Palisade.

Florida-Sale or Rent.

FLORIDA-LAKELAND HIGHLAND Commercial orange and grape fruit groves of ten or more acres offer as lavestment which will yield large returns on the capital employed. Attractive homes, country club, picture-que scenery and lakes, bathing, fishing, goifing, hunting, motoring, write for information and booklet No. 10. W. F. Hallam & Co., Tribune Bidg. N. Y.

Virginia-Sale or Rent. Virginia Farms and Homes Free Catalogue of Splendid Bargains. B. CHAFFIN & CO., Inc., Richmond, Va.

REAL ESTATE-WANTED.

Will Buy Private Houses, East or West Side. Send full particulars to ELRING REALTY CO., Hotel Lafayette, University Pince & 9th St. LIBERTAN CORP., 115 SROALWAY, BUYS BARGAINS IN REAL ESTATE FACTORIES FOR SALE OR RENT.

Loft Space 5,000 to 100,000 Square Feet. ROMAN CALIMAN COMPANY, Bridge Plaza LONG ISLAND CITY Harvey B. Newins, Inc. FACTORIES 522 5th Ave. Tel. Vanderbill 2902.

ROYNTON BROS. CO.-Pactory sites, water rail. 87 Smith st., Perth Amboy, N. J. TremblyCo., Inc. 5 Cortlandt st. Cort. 5307.

BUSINESS PLACES TO LET.

BUSINESS PLACES TO LET.



## OFFICE SPACE

in the Printing Crafts Building

EIGHTH AVENUE, 33RD TO 34TH STREETS

Heart of the New West-Side Business Center OPPOSITE PENN. STATION AND POST OFFICE

ALL TRAVEL ROUTES immediately available: 7th Avenue and Broadway Subways; 6th Avenue and

Agent CROSS & BROWN Company 18 E 41st Street (Phone Murray Hill 7100) FULL COMMISSION TO BROKERS

Now 76% Rented Gotham National Bank Building 24-STORY OFFICE BUILDING



BROADWAY AT COLUMBUS CIRCLE 10 TRANSIT LINES AT THE DOOR

**Entire Floors** 6668 Sq. Ft. Net at \$3.75 per sq. ft.

with partitions to suit Perpetual Light on FOUR SIDES Smaller Units Available

POSSESSION FEB. 1, 1921 GOTHAM NATIONAL BANK Renting Department 1823 BROADWAY AT COLUMBUS CIRCLE

Tel. Columbus 1425

or your own broker

-Desirable Space For Rent-ASHLAND BLDG.

315 4th Ave., S. E. Cor. 25th St. 20 story office and left building. Several desirable offices.

KNICKERBOCKER BLDG. 432 FOURTH AVE. 9 Fifth Ave., S. E. Cor. 16th 17 story high class building. Units of 778 to 2,290 sq. ft. N. W. Cor. 29th St. 16 story high class office and loft building. 4,600 square feet for rent.

Reasonable rents to responsible tenants

MAX N. NATANSON

170 Broadway. Phone Cortlandt 7637.

For Rent

Entire Floor of office building

WALL STREET DISTRICT Ready for occupancy May 1st Approximate Area 6300 feet

\$25,000 Yearly Rental

Apply to PEASE & ELLIMAN Real Estate Agents

Down-town Office, 55 Liberty Street Rector 664

FINANCIAL DISTRICT

3075 sq. feet and 780 sq. feet. May 1st occupancy. PREDERICK DAVIS, 2nd Floor, 135 Broadway. Telephone Rector 9360

487 Broadway, Cor. Broome St. VERY LIGHT ROOMS, \$600 UP. F. J. GUILFOYLE & CO., BUILDING 65,000 SQ. FT. RENT 20 CENTS NET.

OFFICE SPACE

BANKING SPACE

DUROSS CO., 261 Broadway.

PACTORIES FOR SALE OR RENT GILLEN CHAS. Factories Anywhere Proof St. Newtrk. Phone Mulberry 1624. KLEIN & CO. Factories Everywhere Journal Sq. Building Jersey City. Phone Bergen 6006.

CONCRETE BUILDING. MODERN-7 STORY-South 4th St.,
Between Berry St. and Bedford Av.
19,000 SQLARE FEET EACH FLOOR,
POSSESSION MAY 1ST.
WALTER T. SCOTT, 660 Bedford Av. 432 Fourth Ave. Phone Madison Sq. 3412.

8 to 14 WEST 30TH ST.

The New Borden Building 45th St. and Madison Ave.

Floors, Offices and Stores for rent Ready May 1, 1921 BRADY & BOWMAN, INC. Agents

7 E. 42nd St., N.Y.C. Phone Vand. 7403

See adv. on page 3 of this paper for details

STORE 35 W. 35th St.

Will Divide Store About \$1.25 per Square Foot Including Basement Space Albert A. Rosenshine Building Size of Building 57x100 Pessession February 1st Apply Premises or Your Own Broke

142 to 154 EAST 32D ST. Lofts (10,000 Sq. Ft.) \$7,500 EACH.

F. & G. PFLOMM, 1333 B'way

To Lease from Feb. 1st 29-33 W. 38TH ST. 860 sq. ft. Net, \$2,200

55 WEST 16TH ST. 9th Floor ... .\$3.500 9th Floor \$3,500 J. C. & M. G. MAYER 347 Madison Ave. Murray Hill sgss.

for rent; block fronting 8th av., 54th and 55th ste., West Side, OLIVER LAKIN, Agent, Found columns of THE NEW YORK

HERALD offers a real possibility of

STORES, OFFICES AND APARTMENTS

APARTMENTS - UNFURNISHED. APARTMENTS-UNFURNISHED.

## Proposed New Apartment House

There will be 61 apartments of from 3 to 7 rooms each, containing every modern convenience; kitchens, pantiries, bathrooms, forer halls, separate ser-vants' rooms, electric light, refriseration, &c.

This proposition is to be undertaken on a "truly cooperative" plan for the benefit of subscribers and not for the profit of Real Estate operators. Rentals will average about 60% of current rates.

The individual investment will be nominal and will represent the following features: Safety of investment, satisfactory income return, housing accommodations on substantially pre-war rates and a reasonable opportunity for a substantial profit on the original investment. Interested parties are invited to write or call for full particulars

CHARLES BROWN, Secretary, Room 817, 25 Broad Street, New York City.

Barough of Bronx

JUST COMPLETED

JELEU | Locations

**FORDHAM HEIGHTS** 

3-4-5 BEAUTIFUL R O O M S

With Every Conceivable Improvement With Phone Service

Davidson Ave. & Fordham Road

3/2 Block West of Jerome Ave. & Lexington Ave. Sub. Station 6th and 9th Ave. Elevated at Fordham Road

AGENT ON PREMISES

Berough of Brooklyn

**BROOKLYN HEIGHTS** CLINTON STREET.

JOHN F. JAMES & SONS, INC.,

FOT Apartments

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive). East River to North River. For Lease

FROM FEBRUARY 1st BRAENDER BUILDING 26-32 West 17th Street proof, 100% Sprinkler, Moder Building, 2 Passenger and Freight Elevators.

4 Lofts, 95x95 40-42 East 19th Street

BET. BROADWAY & 4TH AV. reproof. Passenger and Freight Elevators. 2 Lofts, 45x90 261 West 36th Street BET. 7TH AND STE AVS. ennsylvania Zone. Fireproof. Pas senger and Freight Elevators. 1 Loft, 50x100

FOR PARTICULARS APPLY JOSEPH G. ABRAMSON 46 W. 46th St. Bryant 4094-4095, FULL COMMISSION TO BROKERS.

Floors Offices Showrooms MODERATE RENTALS

Penn. Terminal Building 7th Ave., 30th to 31st St. 10 floors leased by large corporations No manufacturing

REGENT REALTY COMPANY

33 West 42d St., or your own broke TEL, VANDERBILT 5506.

In the new 17-story

422-430 EAST 53D ST.

THEO P. HERGERT. INC. LOFTS—STORES—LOFTS LOUIS SCHRAG, 142 West 23d St.

space for offices or showrooms. W. divide, J. B. ENGLISH, 1531 Broadwa Above 59th St .- 5th Av. to East River. 409-411-413 E. 107TH ST.

**1412-16 BROADWAY** 

WM. MAAS, 115 University Place.

Borough of Brooklyn. IDEAL LOFTS.

NIELSEN floors, elevator, heat, fine daylight, immediate possession, May rent each loft separately.

Main 8284. Borough of Queens.

39,000 Sq. Ft. Brokers. BIGODGOG

APARTMENTS - UNFURNISHED.

Bridge Plaza, Long Island City, Astoria 100-1006, SOLE AGENTS.

Above 19th St. to 59th St. (Inclusive). East River to North River. 1 & 2 Rooms Baths: \$1,500 to \$2,000.

Two New Buildings JUST COMPLETED NOW LEASING

105th St. & Riverside Drive

Above 59th St .- 5th Av. to North River.

4, 5 and 6 Rooms. 220 WEST 71ST ST. 3 and 4 Rooms.

These spar ments have large rooms, closets and every modern improvement; reasonable rentals. Other 2 and 7 room apartments in our various buildings for rent. Immediate occupancy.

PATERNO BROS. 501 W. 115th St. Tel. 1314 Mort

521 West 112th St. Near Broadway.

8 Story Fireproof 7 Rooms, 2 Buths; \$2,290. HENDRIK HUDSON Ulverside Drive and 110th St. 3 Rooms, \$1,000.

NASSOIT & LANNING,

APARTMENTS FOR SALE on the co-operative plan. SYLVAN COURT, 52 West 111th St. Apartments of 3, 4 & 5 Rooms with Bath and all modern conveniences For details apply to Agent on Premises.

193 Montague Street, BROOKLYN, NEW YORK. MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

AT REASONABLE RATES.
FIRST AND SECOND MORTGAGES.
LARGE OR SMALL AMOUNTS.
SLAWSON & HOBBS, 162 West 72d st. PIRST mortgage, \$4,500, wanted on dwelling, Queens Borough; bonus, SHARUM, 170

P'way.

HAVE \$60,000 to loan on first mortgages on Manhattan or Bronx apartments. Address by letter, MCERS, 2107 E-way.

STRAIGHT five year mortgage loans; low cost. J. C. HOUGH & CO., 200 E-way.

SUMS for well located property in any amount for first mortgages; charges reasonable. OFFEN/HEIMER, 540 Bergen &v., (1991). CITY REAL ESTATE.

MER. REALTY CO., 299 Broadway, buys choice Manhattan and Bronx properties. CHAS. GALEWSKI, FIR. WOOD & CO., 128 West 72d at. Tel. Col. 6245.

INCOME PRODUCING PROPERTIES.
FREDERICK BREWN, 217 Broadway, N. Y.

JULIUS TISCHMAN & SONS, INC., 18 Fast 41st at a vanderbit 1977.

JULIUS NEHRING, Washington Heights
615 West 18tst at. Specialists.
PROPERTIES of the better class, SAMUEL
A. KINSEY, 220 West 137th st.

W. J. ROOME & CO., 177 Madison av.

From Battery to 14th St., Inclusive. HUDSON ST. NEAR CHARLES ST. HOS Five story building, with "L" on Charles at. For factory or ware-house For sale or lease, Owner, SAMUEL KILPATRICK, 149 B way, 5)2

SMUEL KILPATHICK, 40 5 May.

SMAJJ, BUSIN FISS BUILDING,
one block from Broadway and Houston at.
Five unasually high stories: excellent light;
good basement; sidewalk elevator; possession May 1: sale or lease, SAMUEL,
KILPATRICK, Owner 149 Broadway.

Above 14th St. to 50th St. (Inclusive). East River to North River. DOWNTOWN DWELLINGS.

Possession May 1: 13th st. between 8th and 8th avs.: convenient to subway, "L" and crosstown lines, 19 foot four story basement and cellar private houses, 11 rooms; good condition. Price \$1.7,500 cach; casy terms, R, F, KILPATRICK, Owner, 132 Nassau st.

GARAGES-EAST AND WEST SIDE. G. MONTAGUE MABIE, 33 W. 42d st. Above 50th St .- 5th Av. to North River. FULLY furnished; possession immediately; 310 West 115th; little cash. SHARUM, 170 IMMEDIATE possession, completely for-nished, 41 West 97th; little cash, SHARUM,

nished, 41 West 97th; little cash, SHARUM 176 Bway.
WEST 77TH ST. DWELLING,
between Columbus and Amsterdam avs.;
four stories, basement and cellar dwelling, 20x100; steam heat and other improvenients; possession now. Owner,
SAMUEL KILPATRICK, 149 Broadway. Washington Heights. Above 175th St. West of 8th Av. SIGNOD cach; 5 story, 50 ft; rents \$12,200; price \$12,000; near subject station.

SLAWSON & HOSES, 102 W, 72d et.
FOR SALE-Brownstone dwelling on 149th at. near Broadway; excellent fluish and condition; 12 rooms, 2 baths; coal and gas ranges; everything complete. J. A. WHIT-COMB, 110 W, 40th at.

Borough of Manhattan-Miscellaneous GARAGES EART & WEST SIDE, G. MONTAGUE MABIE, HI W 42d at. MAI-ISON AV. corner, closed to 19th at.; will have for long term of years. PEASE & ELLIMAN, 340 Madison av. Murray Hill 200.

SPECIAL BARGAIN.
Satory and hamment dwelling, 19 ft. wide-an be purchased completely furnished. 3 aths, electric light, fine condition, near-fifth av.; attractively furnished; must be cen to be appreciated. SLAWSON & HORRS, 102 W 724 st. Borough of Brooklyn-Sale or Rest.

THE home of excellence and quality; 6 corps, both appointments perfect best section Flathush. Brooklyn, buy direct from owner, save agent a commission; price only \$8,750; terms to suit. Prome today for further particular, \$250 Platbush. Borough of Queens-Sale or Rent.

NEW up to date homes, WOODHAVEN; 6 rooms, bath; beautifully decorated; drives ay; price moderate; terms easy; cash, 1,000 up. Tel. BUSHMAN, Richmond Hill \$24. REAL ESTATE OUT OF CITY.

Long Island-Sale or Rent.

TALONG THE NORTH SHORE."

PANIEL, M. HERARD, 1270 Broadway, N. Y.
HOMES, \$2, 00 upware, casy terms. HYDE

E SANTER, Port Washinston, J. L.

KEW GARDENS.

Owner going abroad wishes to dispose of
beautiful corner piet, Sex100, 1900 minutes'
walk to R. R. station. Tel. Fittery 2003.

FLOT ON VAN. ALST AV. AND FREEMAN.

RY. CONTAINING 20.000 SCHARE FERT.

IN NEW FAITORY SECTION AND NEAR
BARGE CANAL. A. A. SCHOPP, 33 2D

AV., NEW YORK.

SPHINGFIELD, L. L.—Houses and lots, bargains. SCHAREMORN, opposite station.

Telephone Stringfield 1817.

Westelpester—Sale or Rent.

(d.SE, 7 rooms; description mailed. Write

Westchester-Sale or Rent.

W. SULLIVAN, specialist in Westchester al estate, 200 South Broadway, Yonkers, NEW ROCHELLE HOME, \$15,000. NEW ROCHELLE HOME, \$15,000.
A barrain, 10 rooms, 2 baths, mas, elsotricity, fireplaces, sleeping porch, plot 50s,
150. COUNNER REAL RESTATE AGENCY,
249 Huguenot st. Phone 594 New Rochelle,
NEW ROCHELLS—Homes, all prices,
DOWNEY, 259 Huguenot st. Tels. 1807-481,
\$10.500—Modern, substantial 8 room stuces
dwelling, in fine shape; plot 50x100. THCS,
18. EURKE, Flegg Building, Yonkers,